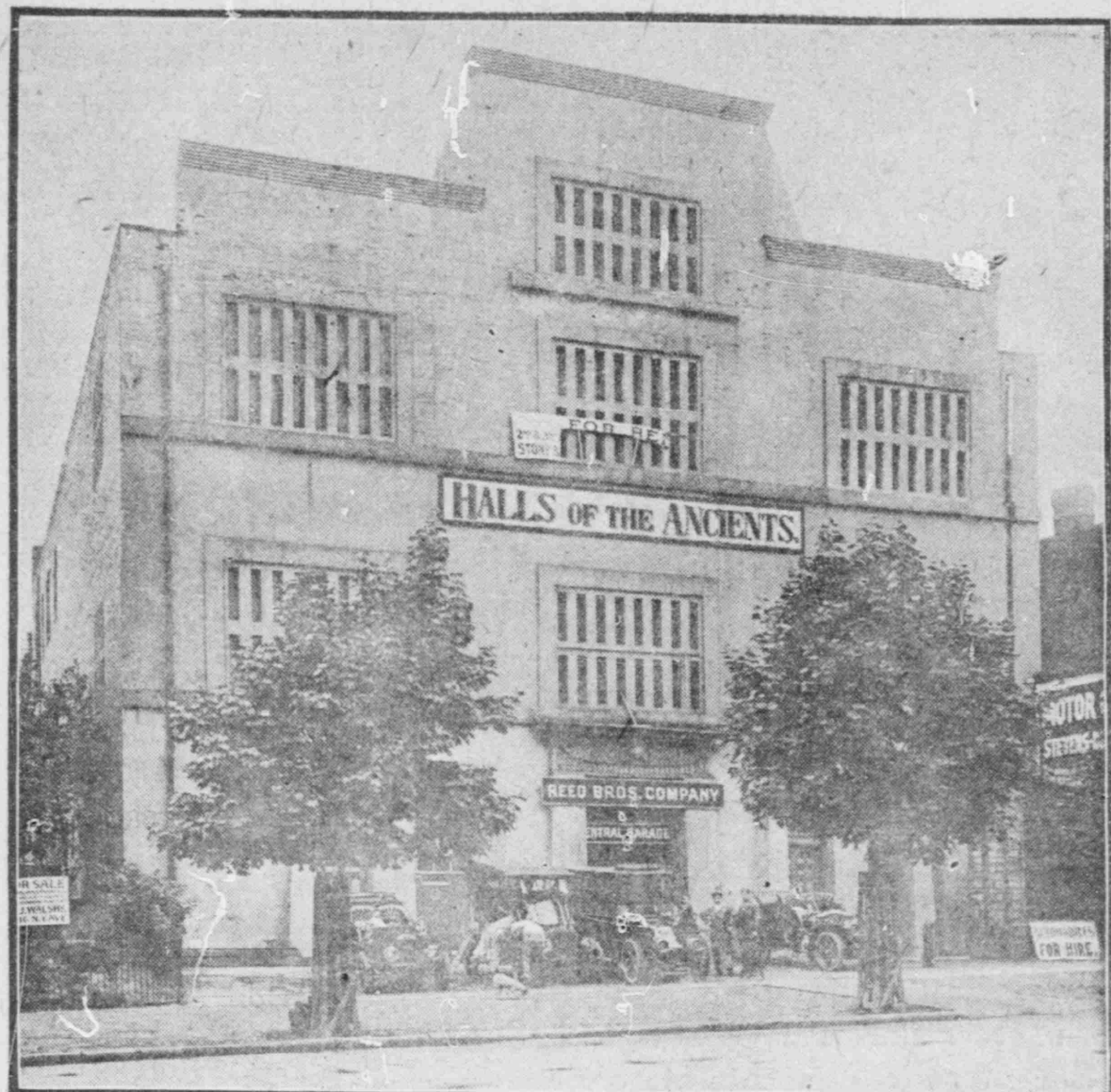


Financiers and Real Estate Men Are Looking Forward to Big Week

"Halls of the Ancients" May Bring \$10 Per Foot



FAMOUS OLD BUILDING TO BE TORN DOWN.

Site Will Most Likely Be Used for New Theater.

Something like thirty years ago, when what might be called the first period of the roller-skating craze was on, a syndicate of gentlemen bought the property on New York avenue, between Thirteenth and Fourteenth streets northwest, and proceeded to build there on a large structure for use as a roller skating rink.

For a couple of seasons the enterprise was tremendously successful, but with the rapid waning of the sport the building known as the "Rink" became unprofitable, and successively became a swimming pool, a summer garden, a hall for miscellaneous entertainments, finally changing into a furniture establishment.

Fitted Up a Museum.

After several years of such use it was bought and fitted up and maintained as a public museum, representing ancient Rome, Greece and other countries, and was given the name of the "Halls of the Ancients."

For years it was much frequented for educational purposes, but finally failed as a public enterprise, and about eighteen months ago the building and lot were put up at public auction.

At that time the tide of business, which during the past twelve months has set so strongly in that direction,

had not fully turned, and, although the sale was well advertised, the day and time were most propitious, and a large crowd of prospective bidders were in attendance, the property was knocked down to Stone & Fairfax for \$61,000, which represented a cost of about \$4.25 per foot.

Fairly Good Price at Time.

At the time the price was considered fairly good, although far-seeing persons believed it to be a most excellent purchase.

For some time the building has been freely talked about as an eligible site for a new theater building, and it is known that several offers have been made having that in view. It is now admitted that negotiations are pending for the purchase of the property on the basis of \$10 per foot, and this plan, it is believed, will be consummated as soon as the various details can be arranged.

As there is 14,571 square feet in the plot, the purchase price will aggregate \$145,710, thus proving anew the wisdom of a progressive firm, who, first seeing the natural tendencies of business in that direction, moved their office from the older section, and at once showed their faith and confidence by making investments in the neighborhood.

For the present there is a disposition to withhold information as to the purchasers and their intentions as the business is being conducted by a firm of attorneys who decline to make public their names, but reports from other sources indicate pretty thoroughly that a syndicate is behind the deal, and it would not be a hard guess as to their identity and purposes.

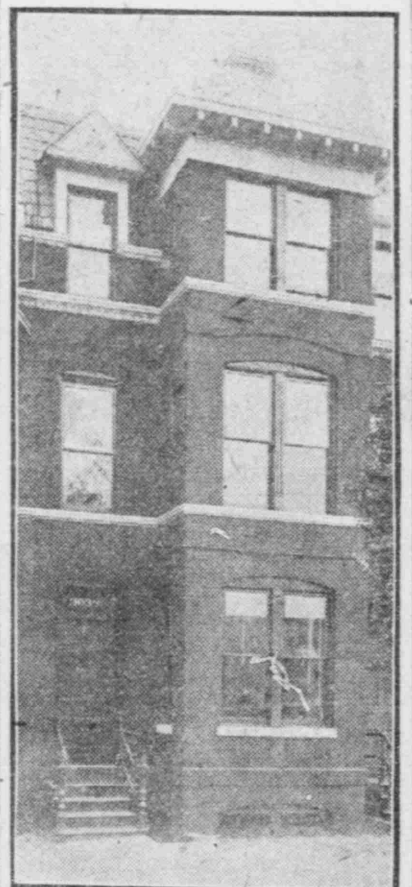
Frontage of 107 Feet.

The lot, which is irregular in shape, has a frontage of 107 feet on New York avenue and H street. Of this contains eighty feet on H street about the

main building, while the remaining twenty-seven feet on the New York avenue angle is occupied with a small wing or extension. The building is substantially constructed. The front, which was put in at the time of its reconstruction as the Halls of the Ancients, is of concrete and was one of two such buildings constructed by Franklin W. Smith long before the use of concrete had progressed to such an extent as at present.

With the sale of this property, together with several others in the neighborhood which have been noted during the past twelve months, a new ratio of values will be given to this section, and the event will prove a tribute to the foresight and sagacity of those who predicted that the tide of business must eventually reach to the northern boundaries of H street and New York avenue, and from Eleventh to Fifteenth streets northwest.

SPECIAL See This! Northwest.



Three Story and Basement.
9 Rooms and Bath.
Modern and in First-class condition.
Reduced to \$3,650
For Quick Sale.
Terms to Suit.
Wm. H. Saunders & Co.,
1407 F Street.

MONEY invested in D. of C. Real Estate is safely and profitably invested.

You'll find the best buying opportunities on our lists of Home properties, Business properties, and Investment properties.
Thos. J. Fisher & Co., Inc.
1414 F St. N. W.

FIFTY MILLION DOLLARS FOR CITY IMPROVEMENTS, IS ESTIMATE OF BRAINERD

In reply to several questions propounded by a representative of The Times to E. C. Brainerd, who has been very successful in the negotiation of large transactions in real estate for a number of years past and whose opinion of values is highly considered, he said:

"The conditions in the real estate market of the present moment are all that could be reasonably desired. There was a large influx of new people, and sight-seers here during the winter, many of whom expressed their admiration for this beautiful and clean city. They see here a community where the wheels of progress are unimpeded by strikes, riots, and commotions, such as is witnessed now in San Francisco and other cities."

"In a few years hence many more conspicuous changes will be present to excite the admiration of the visitors, for I think I am safe in saying that in proportion to our population, there are more building operations going on here than in any other city on the globe."

"One would hardly believe that \$50,000,000 is at the present time being put into public and private improvements, and if we now have 'A Show Place' that attracts hundreds of thousands of sight-seers and tourists yearly, what will it be ten years from now?"

"Many people who saw our city ten years ago can hardly recognize it as it is today."

Washington's Charm Apparent.

"Washington's charm as a place of winter residence for people of wealth and leisure was never more apparent than now, and the many beautiful homes that have been built, and are now under construction, rank with the best houses anywhere."

"I have often heard strangers remark, how refreshing it is to see so many buildings of marble and white stone, which, in fact, under the anti-smoke law continue to stay white. In many other cities, especially those where manufacturing is carried on, smoke and soot has played havoc with the white stone fronts of buildings, so much so that one would hardly believe that the original color was white."

Government Purchases.

"Washington is bound to become a great city, with the ultimate acquisition by the Government of all that property on the south side of the Avenue, and with its many varied interests the quick-

ening touch of these new conditions will naturally expand our business section."

"It frequently happens that a really excellent class of investment goes begging on the market. Some years ago there was such a movement in the vicinity of the new Postoffice, and properties that had lain dormant for a quarter of a century were snapped up at all sorts of prices."

"More recently such a movement has taken place on Fifteenth street, between New York avenue and H street."

"Not so many years ago Pennsylvania avenue was the great shopping street, but now it has been transferred to F street, at least that street gets the carriage trade, which is prized so highly by the average retail merchant, but on account of the high rentals asked by the owners of F street property many merchants have their eye on G street, and New York avenue, and even H street, which will ultimately give way to business. The present activity in small properties promises to be the forerunner of a broader and more general movement."

BUYS MARYLAND PLACE FOR A SUMMER HOME

Matthew E. Donahue, of Thirty-fourth and P streets northwest, has purchased from R. H. Fisher a six-acre tract of land, improved by a frame dwelling, near Halpine station, between Rockville and Bethesda, Md. Mr. Donahue will occupy the house as a summer home.

FRANK B. ZAHM, U. S. N., PURCHASES NEW HOUSE

Through the office of W. H. Walker, Naval Constructor, Frank B. Zahm, U. S. N., has purchased the handsome residence recently completed at 2023 Connecticut avenue, Washington Heights. The design of the house is by Architect Waddy P. Wood, who had it built with the intention of occupying it as a home. The house has a frontage of twenty-four feet, is four stories high, and contains fourteen rooms, all of which are artistically finished throughout as befitting an architect's own home.

The location is in one of the most delightful sections of the fashionable neighborhood, overlooking the beautiful grounds which, it is thought, may be secured by the George Washington University. The price is understood to be about \$50,000. This house and the adjoining were constructed by Builder John H. Nolan, who occupies the other one.

E. F. RIGGS TO BUILD SEVEN TWO-STORY HOUSES

E. Francis Riggs has commissioned Architect A. M. Schneider to prepare plans for seven two-story brick dwellings which he proposes to erect on V street, between Seventeenth and Eighteenth streets northwest. The cost of the row will approximate \$20,000. The houses are to be furnished with all the equipment of a modern dwelling and to be built in the best manner.

PREPARING PLANS FOR THIRTEEN HOUSES

A. M. Schneider, architect, is engaged in the preparation of plans for thirteen two-story brick dwellings which Dr. Z. B. Babler will erect at the corner of Sixth and F streets northeast. The houses are intended to be of a neat and pretty design and will be equipped with all the modern conveniences of an up-to-date dwelling. The cost of the row will be about \$45,000.



SAUL'S ADDITION.

Direct communication on Washington's best car-line with all parts of the city.

Houses, \$6,250, \$6,450 and \$6,650.

\$1,000 cash will buy.

Only three unsold of the present series.

Willige, Gibbs & Daniel,

603-05 Thirteenth St. N. W.

Branch Office: 14th and Delafield streets (Saul's Addition.)

EASY MONEY to the purchasers of those new houses at Quincy & Eckington Sts. (Just East of North Capitol)

Have you seen them yet? You'll know why it's easy money when you do. They're the greatest bargains ever offered in Washington at any price.

You get **Something for Nothing** when you get one of these.

They're easily worth \$4,500, but we are selling them at **\$3,600**

They're different—that's one of the reasons why sixteen like them are sold. The low price is another reason. They've covered porches, six good rooms, large lots, and every modern feature. They're in a good neighborhood, on asphalt-paved streets, and with two car lines at hand.

GO OUT TODAY MOORE & HILL, Inc. 1333 G Street N. W. Headquarters for Everything in Real Estate.

H. R. HOWENSTEIN CO., 1314 F St. N. W.

New Houses THOSE ATTRACTIVE NEW HOMES ONLY 3 LEFT

1229 to 1245 E St. N. E.

IF YOU ARE LOOKING FOR A THOROUGHLY GOOD HOUSE, SOLIDLY BUILT OF FIRST-CLASS MATERIAL, IN AN EXCELLENT SECTION OF CAPITOL HILL, YOU CAN'T BEAT THESE HOUSES AT THE PRICE—

\$3,975

Small Cash Payment \$20 Monthly Notes
Six rooms; modern bath; large cellar; guaranteed furnace; very deep lots to alley.

OPEN SUNDAY

H. R. HOWENSTEIN CO. 1314 F Street

Thos. J. Fisher & Co., Inc., 1414 F St. N. W.

Some Realty Values Well Worth Investigating

We Want an Offer For This

Splendid 3-story and basement house, near 7th and E sts. n. w.
The house contains 15 rooms and bath; large lot, 23x137 ft. to 39-ft. alley; stable with 4 stalls. This is estate property; no must be sold quickly. Make an offer.

\$5,000 for an Excellent Home in Mt. Pleasant

An attractive 2-story house, pressed brick and stone front; southern exposure. Cellar under entire house. Parlor, Reception Hall, Dining Room, Pantry and Kitchen on 1st floor. 3 bright rooms, tiled bath and large closets on 2d floor. 2-story rear porch; front and rear yards. Location is of the very best—only a few feet from 11th street. A bargain **\$5,000** for.....

Thos. J. Fisher & Co., Inc. 1414 F Street N. W.

\$500 Cash and \$25 per Month

—will buy one of these new Homes on Columbia Heights. Price, \$7,250.

These are the best houses on the heights for the money. They are new and have never been occupied. Located one block from 14th street cars and one block from 11th street cars; south fronts; they contain 10 rooms and two tiled baths; hot-water heat; kitchen on main floor; rear stairway; the price is in easy terms.....

Bargain on Washington Heights Unusual opportunity to buy a new \$10,500 House, on terms to suit, \$8,250 for.....

The house contains 11 large rooms and 2 tiled baths. Steam heat. South front. Lot 18x120 ft. to paved alley. The price asked is far below the actual value. This proposition should interest home-seekers, and is well worth investigating. Have us show you this house.

ONLY 4 DAYS

BEFORE THE GREAT BAND CONTEST
Between Laurel Military Band and Naval Gun Factory Band at

Randle Highlands May 30th

Baltimore will send over a large delegation to support the Laurel Military Band. The Naval Gun Factory Band has never lost a contest, but the Baltimoreans claim that the medal will be captured by the Maryland boys.

Thousands will spend the day at Randle Highlands on the 30th. Many will bring their baskets, although there will be a barbecue and other refreshments served free on the grounds. Many have given up out-of-town trips to witness this contest.

"Hurry, John, and get one of the best lots. Others are making money with U. S. Realty Co. Let us do likewise."



Come out and spend the day—you can take your lunch under the trees or by the side of the brook and enjoy the bracing air from the Highlands and the grand panoramic view of Washington. Don't lose this opportunity, if you did the last, to secure a lot or a villa site for a home or investment. You can go out and make a personal inspection of the property free of cost, and secure a choice lot before the great opening day, the 30th of May. Lots and villa sites from 3 to 16 cents square foot—\$25 cash—balance \$5 per month. If you want to get ahead of the great rush of purchasers, telephone Main 6221, and an automobile will be sent to you, free of cost, at the time you designate. Take any car going east marked "F and G" of the Capital Traction Co.'s lines and you can go to Randle Highlands for one car fare.

U. S. Realty Co. Cor. 7th and Pa. Ave. Phone Main 6221 Firemen's Insurance Building